



TROY HARRISON

PROPERTY INSPECTIONS

Residential and Commercial

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821 Alice Avenue

Mountain View CA 94041

Prepared for: Steven Casaletto

Prepared by: Troy Harrison - Inspector

PROPERTY INSPECTION REPORT

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report Table of Contents

GENERAL INFORMATION	3
GROUNDS	5
EXTERIOR	7
ROOF SYSTEM	8
ELECTRICAL	9
HVAC	12
PLUMBING	14
KITCHEN - APPLIANCES	17
BATHROOMS	18
LAUNDRY	19
INTERIOR	20
GARAGE	22
ATTIC	23
FOUNDATION	24
SUMMARY	26

GENERAL INFORMATION

CLIENT & SITE INFORMATION:

CLIENT NAME:

Steven Casaletto.

INSPECTION SITE:

821 Alice Avenue, Mountain View CA 94041.

REPORT #:

0003871.

DATE & TIME OF

INSPECTION:

05/21/2014 01:00 PM.

INSPECTOR(S):

Troy Harrison.

OFFICE:

Coldwell Banker.

AGENT:

Jim Galli (650) 947-2228.

CLIMATIC CONDITIONS:

WEATHER:

Sunny.

EXTERIOR SITE SOIL

CONDITIONS:

Dry.

APPROXIMATE OUTSIDE

TEMPERATURE:

75-85 degrees.

BUILDING CHARACTERISTICS:

BUILDING TYPE:

Single Family.

LEVELS:

One level.

SPACE BELOW GRADE:

Crawl space.

BUILDING OCCUPANCY

Vacant.

UTILITY SERVICES:

WATER SOURCE:

Public.

GAS SERVICE:

Public.

ELECTRICAL SERVICE

Public.

UTILITIES STATUS:

The electrical, water, and gas service were all active at the time of the inspection.

GENERAL COMMENTS AND OTHER INFORMATION:

COMMENTS:

We make no determination whether construction and/or renovation work was completed with a building permit. If a permit was issued there should be records at the county and/or city building department. We recommend researching whether the necessary permit(s) was obtained prior to the sale of the property. Consult with the current owners or local building department for any remodeling or permit information. **Areas, systems, and components of the property are described as in serviceable condition unless otherwise noted in the report. Serviceable = Effectively functioning and/or functioning for the purpose as intended by design and/or installed as per manufacturer's installation specifications and/or installed as per building standards. Areas, systems, and components of the property are described as in serviceable condition unless otherwise noted in the report. Serviceable = Effectively functioning and/or functioning**

for the purpose as intended by design and/or installed as per manufacturer's installation specifications and/or installed as per building standards.

NOTE:

We recommend a permit search to verify that any remodeling work (addition) that has done was performed in accordance with local building codes, and received a final approval signature. Consult with the current owners or local building department for any remodeling or permit information.

BILLING INSTRUCTIONS AND/OR PAYMENT:

TOTAL FEE:

\$485.00.

PAID BY:

Check #2989. Thank you.

REPORT LIMITATIONS

This report is a privileged and non-transferable report and may not be reproduced or transmitted without the written permission of the inspection company which inspected the subject property.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Determining whether items have been recalled by the manufacturer is beyond the scope of the inspection.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, fire sprinkler systems, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

In the event of a dispute, the Client will allow the inspector who performed the inspection of the subject property and/or their insurance carrier to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. References to grade and drainage is limited to areas immediately around the exterior of the building and the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks or porches (if applicable) are often built close to the ground, where no viewing or access is possible. These areas as well as others are too low to enter, or in some other manner are not accessible, are excluded from the inspection and are not addressed in the report. Decks, patios and patio covers which are not attached to the building are not a part of our inspection. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation, structural repairs or alterations. Our inspection of the driveway/parking area is limited to within 100' feet of the building.

GRADING AND DRAINAGE:

SITE CONDITIONS:

General condition appeared serviceable with the exception of the following: There was a faulty grade and/or earth to wood contact around the exterior at one or more locations (left rear of house/ and behind the detached garage). We recommend re-grading the soil, to prevent water from ponding in this area. The soil should be at least 6" inches below the sill plate and/or siding and the grade should slope at least 1/4" inch per foot away from the house.

NOTE:

Control the site moisture through proper control of the roof runoff water, correct grading, and by limiting unnecessary irrigation.

DRIVEWAY:

TYPE:

Concrete.

CONDITION:

General condition appeared serviceable with the exception of the following: There was heaving and deterioration (cracks) to sections of the concrete driveway (primarily on the front right driveway). As water is absorbed under the driveway the ground will expand and contract with changes in the water content, causing cracks. We recommend having the driveway repaired and sealing any cracks to prevent settling and damage from occurring. Consult with a qualified licensed contractor for more extensive corrective recommendations and repairs.

WALKWAYS:

TYPE:

Paver-stones.

CONDITION:

General condition appeared serviceable with the exception of the following: Due to the difference of elevation from the front walkway to the driveway (front left side), caution needs to be exercised in this area as this may create a potential tripping hazard. An upgrade (for safety) would be to have this corrected.

FRONT PORCH:

TYPE:

Concrete. Paver stone.

CONDITION:

Appeared serviceable.

FENCES & GATES:

Fences and gates are outside the scope of our inspection. Any information provided in this inspection is provided as a courtesy.

RETAINING WALLS AND/OR HILLSIDES:

The inspection of retaining walls is outside of the scope of our inspection. We recommend that any retaining walls higher than 4' feet be inspected by an engineer to determine if they are properly sized and free from defects. The seller of the home may have information regarding retaining wall engineering. If the client has any questions or concerns regarding retaining walls, we recommend consulting with a licensed contractor/engineer specializing in retaining wall construction. Any information on retaining walls provided in this inspection is provided as a courtesy.

LANDSCAPING AND SPRINKLERS:

FOLIAGE & TREES:

There is the potential for trees to affect the property in a manner that is not visible at the time of the inspection. Issue may be uplifting, breaking through and blocking such components as the foundation, driveways, walkways, patios, decks and sewage drain lines. If you have any present or future concerns, we recommend consulting a with licensed arborist for further

evaluation. The evaluation of trees is beyond the scope of this inspection (See attached ASHI standards). A clearance of at least 16" inches from the home is recommended for all foliage.

SPRINKLERS:

Landscape sprinklers and other water emitting equipment are recommended to be verified, as spraying and directing water moderately and away from the exterior surfaces of the building to prevent possible damage as a result of water penetration and/or to prevent possible sub-area water intrusion.

EXTERIOR

Areas hidden from view by finished walls, stored items, and vegetation can not be judged and are not a part of this inspection. The walls of buildings is generally concealed by exterior and interior wall coverings, is not visible, and is not inspected. The exterior is defined as the exterior wall coverings, trim, roof eaves, fascia, windows and doors, stairways, and or chimneys. The exterior components are inspected for function, general state of repair, proper installation, and any defects. Exterior surfaces must be kept well sealed as part of the regular maintenance of the building to prevent water intrusion. Vegetation must be trimmed away from the exterior of the building periodically to prevent damage. Deterioration of the exterior components is often the result of deferred maintenance and we urge that maintenance suggestions in the report be followed and corrections completed.

WALLS:

MATERIAL:

Stucco. Wood siding (detached garage).

STUCCO CONDITION:

The general condition appeared serviceable at the time of the inspection with the exception of the following: There were some small (less than 1/8 inch) cracks noted to the stucco, common to stucco and wood framing construction, and these cracks generally are not an indication of any structural deficiency. However, we recommend sealing the small cracks to the stucco with a flexible caulking material (especially above the door and window openings) to prevent possible moisture intrusion.

Note:

We recommend sealing the annular space around the exterior electrical conduit and stucco wall, located at the rear of the house, behind the A/C unit to prevent moisture intrusion and possible damage from occurring.

TRIM:

EAVE/RAFTER TAIL/SOFFIT

CONDITION:

Appeared serviceable. We do not probe wood framing components (See the structural pest report for further information and possible repairs).

FASCIA/BARGE RAFTER

CONDITION:

Appeared serviceable where visible.

WINDOWS EXTERIOR:

CONDITION:

The exterior surfaces of the windows appeared serviceable.

LIVING ROOM FIREPLACE CHIMNEY:

LOCATION:

Above the living room fireplace.

MATERIAL:

Masonry.

CONDITION:

There was evidence of movement to the masonry chimney when pressure was applied (broken). In addition, there cracks and/or voids to the exterior brick below the shoulder. Recommend correction. Consult with a licensed masonry contractor for further evaluation of the chimney, to determine the extent of repairs and/or replacement as needed.

SPARK ARRESTER/CAP

CONDITION:

No spark arrester or weather cap was present. This is a fire/safety hazard. We recommend installing a listed spark arrester to all chimneys that burn solid fuel.

EXTERIOR WALLS INSULATION:

TYPE AND CONDITION:

Thermal insulation inside the cells of the exterior walls was not visible due to the framing concealed by the interior and exterior wall coverings. The presence of thermal insulation is likely based on the age of the building and the quality of construction.

ROOF SYSTEM

The roof, flashings, vent-caps, skylights, and roof drainage system are inspected for type, general quality and conditions, and any defects where visible. The age of the roof and the average life expectancy of the given roof covering are approximated when the roof is accessible. The roof is not water-tested and the inspector cannot and does not offer an opinion or warranty as to whether the roof, skylights, or flashings are water-tight or whether these components leak or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof, skylights, and flashings are absolutely water tight is to observe them during a prolonged rainfall. Many times, this situation is not present during the inspection. Rain gutters, downspouts, and any sub surface drains are not water-tested for leakage or blockage. Regular maintenance of drainage systems is necessary to avoid water problems at the roof and foundation. Roofs that are inaccessible or have limited accessibility due to steep pitch, adverse weather conditions, or height are not walked on to inspect. Some types of metal and tile type roofs are subject to damage by foot traffic and are not walked on to inspect. Roofs and associated components must have periodic maintenance to prevent damage and to prevent rapid wear as a result of deferred maintenance.

ROOF:

TYPE:

Asphalt composition shingles.

HOW INSPECTION WAS PERFORMED:

Walked on the roof to inspect roof covering, associated flashings, vent caps, etc.

ROOF COVERING STATUS:

The roof covering was an asphalt composition shingle installation and overall appears in serviceable condition. However, there were a few exposed roofing nails observed. Have a licensed roofing contractor re-inspect the roof covering, and perform routine maintenance and any repairs as needed.

FLASHINGS:

TYPE:

Metal.

CONDITION:

Appeared serviceable in general where visible.

PLUMBING/VENT:

The visible plumbing vents which penetrate the roof jacks appeared serviceable where visible.

VENT CAPS:

CONDITION:

Appeared serviceable where visible.

RAIN GUTTERS & DOWNSPOUTS:

RAIN GUTTER TYPE &

CONDITION:

Metal. The installed rain gutters appeared serviceable.

DOWNSPOUT CONDITION:

Appeared serviceable.

NOTE:

Trim back any overhanging tree branches from the roof area and clean debris from the interior of the gutters, and install downspout extensions (if applicable) for proper drainage control of the roof run-off water.

GARAGE ROOF:

TYPE:

Asphalt composition shingles.

HOW INSPECTION WAS PERFORMED:

Walked on the roof to inspect roof covering, associated flashings, vent caps, etc.

ROOF COVERING STATUS:

The roof covering was an asphalt composition shingle installation and overall appears in serviceable condition. However, we recommend having a licensed roofing contractor re-inspect the roof covering, and perform routine maintenance as needed.

ELECTRICAL

Items inspected if present and visible: The service drop, service entrance conductors, cables, and raceways, service equipment and main disconnects, service grounding, interior components of service panels and sub-panels, conductors, over-current protection devices, representative number of installed lighting fixtures, switches and receptacles, ground fault circuit interrupters, and arc fault circuit interrupters. A representative sample of light fixtures, electric fans, and electrical outlets are tested for basic operation. Components that are concealed from view are not included as part of the inspection.

Single-strand type aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have burned-out light bulbs installed. Light bulbs are not replaced during the inspection in attempt to verify function of light fixtures. Electrical panels and outlets which are not attached to the building are not inspected unless otherwise specified. Outdoor lighting systems, alarm systems, low voltage systems, ancillary wiring, photo voltaic cells, computer controlled electrical equipment, lights controlled by night time motion sensors, timer controlled lighting, and any other specialized electrical equipment are not inspected. Further evaluation and testing of the above items should be completed by a licensed electrician. Measuring voltage, amperage, and impedance is beyond the scope of the inspection.

MAIN ELECTRICAL SERVICE:

TYPE AND CONDITION:

Overhead. General condition appeared serviceable with the exception of the following: The incoming electrical service drops are lower than current industry standards (may have been acceptable practise at the time of construction). Current industry standards require a minimum of 18" inches above the top of the roof and at least 10' feet from a walkway and/or grade, to prevent possible accidental contact or mechanical damage from occurring. For safety, correction is recommended. Consult with a licensed electrical contractor and/or PG&E for further evaluation and corrective repairs.



MAIN BREAKER AMPERAGE

RATING:

Not verified.

MAIN PANEL AMPERAGE

CAPACITY RATING:

70 amps.

CONDUCTORS:

ENTRANCE CABLE TYPE:

Not verified. The main entrance cables were not visible (were concealed at the main electrical panel).

BRANCH WIRING TYPE:

Copper at 120 and 240 volt circuits. Copper clad 240 volt circuits.

ELECTRICAL MAIN PANEL:

MAIN PANEL & SHUT OFF

LOCATION:

Front left.



MAIN PANEL CONDITIONS:

General condition appeared serviceable with the exception of the following: There was one or more double tapped single pole circuit breaker(s) in the panel box. We recommend having this corrected, as this condition may lead to circuit overloading and/or overheating.

NOTE:

The main disconnect and panel are undersized for current industry standards (may have been acceptable practise at the time of construction). An upgrade would be to have this corrected. To meet today's modern household needs, single family dwellings where the computed load is 10kVA or more should have a minimum of 100 amp 3-wire service. Consult with a licensed electrician for further evaluation and repairs as needed.

INTERIOR WIRING:

WIRING NOTES:

For safety, all electrical wiring in habitable areas needs to be protectively covered or concealed in wall space, to prevent accidental contact and/or possible mechanical damage from occurring.

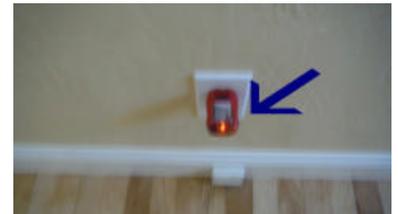
OUTLET CONDITIONS:

A representative number of wall outlets were tested and the outlets tested overall appeared serviceable at the time of inspection. However, stored items and or home furnishings (if applicable) prevented access and testing at some of the wall outlets and switches.

The electrical outlets in the bedrooms were not Arc Fault Circuit Interrupter (AFCI) protected. Although AFCI protected electrical outlets were not conventional at the time of original construction, they are required by current standards. An upgrade (for safety) is to install (AFCIs) Arc-Fault Circuit interrupters, as they are designed to provide fire protection by opening the circuit if an arc fault is detected.

Some of the original 120 volt type electrical outlets were un grounding (2-prong) type. These electrical outlets are recommended to be replaced with grounding (3-prong) type electrical outlets on grounding (3-wire) type electrical circuits as a safety upgrade and for improved electrical appliance convenience.

There was one/or more ungrounded three prong electrical wall outlets on ungrounding (2-wire) type electrical circuit located within the house, master bedroom. These outlets are recommended to be upgraded with grounding (3-wire) type electrical circuits with grounding (3-prong) type electrical outlets for an improved safety enhancement.) type electrical outlets for an improved safety enhancement.



LIGHTS:

A representative sample of the light fixtures were tested and the light fixtures were inspected for defects. The light fixtures that were tested responded properly when tested and overall appeared in serviceable condition at the time of inspection.

SWITCHES:

A representative sample of the light switches were tested and were inspected for defects. The light switches that were tested responded properly when tested and overall appeared in serviceable condition at the time of the inspection.

EXTERIOR WIRING:

GFCI OUTLETS:

There were no GFCI outlets installed at the exterior. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. Although GFCI outlets may not have been a requirement when this house was built, we recommend upgrading for safety.

LIGHT CONDITION:

A representative sampling of switches and lights were tested. General condition appeared serviceable with the exception of the following: We recommend sealing around the exterior light fixtures to prevent possible moisture intrusion.

SWITCHES:

A representative sampling of switches and lights were tested. Overall they appeared to be in serviceable condition.

WIRING NOTES:

For safety, exterior electrical wiring which is within 10' vertical from a walkway and/or 12' feet from a driveway or grade needs to be protectively covered, to prevent accidental contact or possible mechanical damage from occurring.

ATTIC AND/OR CRAWLSPACE WIRING:

ATTIC WIRING CONDITION:

The general condition appears serviceable with the exception of the following: There was loose electrical wiring observed at various locations. The wiring should be properly fastened, at intervals not exceeding 4 1/2 feet and within 12" inches of a box or listed fitting.

There was an unsafe electrical wiring method (running splice) observed in the attic, located above master bedroom area. We recommend having this corrected, for safety and to prevent possible mechanical damage from occurring. All splices need to take place in a junction box or listed fitting.



NOTE:

There was Knob and Tube electrical wiring visible in the attic area. This type of electrical wiring should not be enveloped in any insulation. In addition, Knob and Tube electrical wiring is ungrounded, and is considered an outdated type electrical wiring, was standard at the time when the house was built, but does not conform to current building industry standards, and

we recommend upgrading with non metallic sheathed cable for safety.

CRAWLSPACE WIRING

NOTES:

The general condition appears serviceable with the exception of the following: There was loose and exposed electrical wiring (220-V cable) which did not terminate inside a junction box in the sub area, located below the front and rear of the house. For safety, correction is recommended.

SUB-PANEL 1:

LOCATION:

Hall.

CONDITION:

General condition appeared serviceable with the exception of the following: There was an open knock-out and/or missing bushing inside the sub panel box. For safety, correction is recommended.



SUB-PANEL 2:

LOCATION:

Garage.

CONDITION:

General condition appeared serviceable with the exception of the following: There was no ground wire from the grounding electrode (UFER ground) to the metal panel. Correction is recommended. Consult with a licensed electrician for further evaluation and repairs as needed.

HVAC

The inside of the heat exchangers are not examined. This is beyond the scope of this inspection. Some furnaces and/or heating/cooling package units are designed in such a way that inspection can only be done by dismantling the unit. The inspector does not light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency and/or the distribution of air throughout the building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. We recommend that all buildings with fuel burning systems have a carbon monoxide detector installed for added safety.

HEATING SYSTEM #1 DESCRIPTION:

LOCATION:

Attic.

SYSTEM TYPE:

Gas fired forced air system.

FUEL TYPE AND NOTES:

Natural Gas.

CAPACITY OF UNIT:

Not Verified.

HEATING SYSTEM #1 CONDITION:

CONDITION/BURNERS:

The furnace was a gas fired forced air unit that responded properly to the thermostat and there was no evidence of flame distortion when checked from the burner opening. The inside of the heat exchanger was not examined (See attached ASHI standards). We recommend consulting with a licensed heating contractor or PG & E for a full inspection of the unit.

There were wooden blocks installed below the horizontal gas fired furnace in the attic area. An upgrade (for safety) would be to install non combustible stand-off blocks between the furnace and the platform (check the manufacture installation specifications).



There was no spark guard installed for the furnace. For safety, correction is recommended.

COMBUSTION AIR:

Appeared serviceable.

VENTING:

The visible sections of the exhaust flue pipe appeared serviceable where visible.

AIR FILTERS:

We recommend changing the filters every six months and have the unit serviced every two to three years by a licensed heating contractor. Make sure the supply registers and cold-air return are unobstructed.

GAS LINE CONDITION:

Appeared serviceable where visible.

HEATING NOTES:

Dwelling units and guest rooms need to be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit at a point 3' feet above the floor in all habitable rooms. Temperature test are not performed.

DISTRIBUTION TYPE:

Ducts and registers. A precise assessment of the heat supply adequacy or distribution balance is not performed.

RETURN AIR REGISTER:

Appeared serviceable.

CONDITION OF REGISTERS:

Appeared serviceable where visible.

AIR CONDITIONING:

TYPE:

Central, forced-air system.

POWER SOURCE:

220 Volt electric.

EVAPORATOR COIL

CONDITION:

The general condition appeared to be serviceable except for the following: The catch pan below the evaporator coil appeared undersized for the unit (Check the manufactures installation specifications and correct as necessary).

AIR CONDITIONER SYSTEM

CONDITION:

The air conditioner equipment was tested and responded properly to the controls. The cool air temperatures appeared to be within normal ranges. However, the A/C condenser unit was noisy when in operation. Consult with a licensed HVAC contractor for further evaluation and repairs.

SUPPLY AIR

TEMPERATURE:

A precise assessment of the cooling supply adequacy or distribution balance is not performed. Temperature tests are not performed.

CONDENSATE DRAIN

PIPING:

Condensate drain piping was properly installed and appeared in serviceable condition.

PLUMBING

The water supply and drain piping are inspected and tested for functional flow, general condition, and any defects. Water heaters are inspected and tested for function, general condition, and any defects. Plumbing fixtures and water appliances are inspected and tested for function, general condition, and any defects.

Determination of water quality and the presence of hazardous materials is beyond the scope of the inspection. All underground and otherwise concealed piping related to water supply, waste, or sprinkler use are excluded from this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, water filtration systems, landscape irrigation systems, on-site well water quality, quantity, associated well water equipment, and on-site waste disposal systems, spa and swimming pool equipment, solar water heating equipment, fire suppression systems or observe the system for proper sizing, design, or use of materials.

The condition of waste and drainpipe pipe condition is usually directly related to their age. Older pipes are subject to damage through deterioration and vegetation root movement, whereas the more modern ABS ones are more resilient to damage, although some rare ABS pipe manufacturers in the mid 1980's have been alleged to be defective. Older buildings with galvanized and/or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant building waiting for escrow closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any plumbing system.

MAIN WATER SUPPLY LINE AND SHUT OFF LOCATION:

LOCATION:

Front of house.



CONDITION:

The visible section of the main line appeared serviceable. The majority of the main water piping was underground and its condition could not be determined.

WATER PRESSURE:

The water pressure tested at approximately 90-95 PSI, which is considered excessive water pressure. 40-60 PSI is considered adequate and safe water pressure. A pressure regulator is recommended to be installed on the main water supply piping to prevent rapid wear or the plumbing components.



WATER SUPPLY PLUMBING:

MATERIAL:

Copper where visible, Galvanized steel where visible. Older galvanized water piping is susceptible to leaks and restrictions of flow and may need to be replaced in the near future.

CONDITION:

Water was run through the pipes to test for functional flow and the piping was inspected where visible. Appeared serviceable where visible.

DRAIN LINE AND DRAIN VENT PLUMBING:

MATERIAL:

Cast iron, galvanized steel. Older cast-iron and/or galvanized steel drain piping is susceptible to leaks and restrictions of flow and may need to be replaced in the near future.

CONDITION:

Water was run through the drain piping to test functional flow and the piping was inspected. Appeared serviceable where visible.

HOSE FAUCETS:

CONDITION:

General condition appeared serviceable with the exception of the following: No anti-siphon valves were installed on the exterior water faucets (hose bibbs). These valves are designed to prevent the potable water supply from possibly becoming contaminated. Although these valves may not have been standard at the time of original construction, they are standard today. An upgrade (for safe plumbing standards) would be to have this corrected.

FUEL SYSTEM & SHUT OFF LOCATION:

LOCATION:

Left rear.



CONDITION:

General condition appeared serviceable with the exception of the following: We recommend installing a automatic safety shut-off valve and/or an earthquake safety wrench at the gas meter, so in the event of an emergency the gas can be shut-off quickly.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation or at the exterior of the building. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

WATER HEATER:

LOCATION:

Hall Closet.

SIZE:

40 Gallons.

CONDITION:

Seismic straps were properly installed. The importance of seismic bracing straps is to reduce the potential for movement of the water heater during an earthquake.

There was no visible sediment trap installed at the gas connection for the water heater. An upgrade would be to have this corrected. A sediment trap is designed to prevent any debris in the gas line before it reaches the gas control for the appliance. The sediment trap should be installed on the gas line as close to the inlet of the equipment as practical.

PLUMBING:

The general condition appeared serviceable with the exception of the following: There was leakage noted atop the water heater tank (fitting/ flexline connection). Correction is recommended.



The discharge pipe for the water heater's temperature pressure relief valve terminated in the sub area. We recommend correction and installing the discharge pipe to drain to the exterior of the house 6" above grade or to an indirect waste receptor.

There were dissimilar water piping connections (copper-to-galvanized tee) above the water heater tank. We recommend installing a dielectric union or 6" inch brass fitting, between the two metals to prevent possible electrolysis from taking place.



GAS LINE CONNECTOR:

Appeared serviceable where visible.

VENTING:

Appears serviceable.

COMBUSTION AIR:

There was no visible source of combustion air vent in the water heater closet, a condition that is a safety hazard. Correction is recommended. When located in a closet, combustion air must be provided at a minimum of two openings (one at the top and one at the bottom of the closet) sized at least 100 square inches each opening.

CLOSET CONDITION:

The door for the water heater closet is not weather stripped. The closet door should be fully weather stripped and airtight when closed, for safety.

KITCHEN - APPLIANCES

Inspection of refrigerators, stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

CONDITION:
Appeared serviceable.

KITCHEN SINK PLUMBING:

CONDITION:
The general condition appeared serviceable with the exception of the following: There was a non-standard plumbing configuration, no directional fitting and double P-trap below the sink area. If both sinks drain at the same time it may be possible that water from the second drain may block the vent when the first drain finishes and this may create a dry trap. Each fixture should have a separate trap (one trap per trap arm). Consult with a licensed plumber for further evaluation and repairs.

COUNTERS & CABINETS

COUNTERTOP CONDITION:
Appeared serviceable.

*DRAWERS AND CABINET
CONDITION:*
Appeared serviceable.

RANGE/COOK TOP AND OVEN:

TYPE:
Gas range.

*RANGE/COOKTOP
CONDITION:*

The burners responded properly to normal controls and appeared serviceable.

OVEN CONDITION:
The oven responded properly to the controls and appeared serviceable.

VENTILATION:

TYPE AND CONDITION:
Appeared serviceable.

DISHWASHER:

CONDITION:
The unit responded properly when tested on the normal cycle.

GARBAGE DISPOSAL:

CONDITION:
Appeared serviceable.

ELECTRICAL:

CONDITION:
The electrical outlets in the kitchen were GFCI (Ground Fault Circuit Interrupter) protected outlets and tripped/reset properly when tested. GFCI type electrical outlets are designed to prevent electrical shock. GFCI outlets should be tested monthly to insure a proper response.

BATHROOMS

Water supply and drain plumbing, and associated plumbing fixtures are tested to verify proper operation and are inspected for defects. Any shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Areas, systems, and components of the property are described as in serviceable condition unless otherwise noted in the report. Serviceable = Effectively functioning and/or functioning for the purpose as intended by design and/or installed as per manufacturer's installation specifications and/or installed as per building standards.

HALL BATHROOM:

CONDITION OF SINK(S):

Appeared serviceable.

CONDITION OF SINK(S)

PLUMBING:

The sink's plumbing responded properly when tested and appeared in serviceable condition.

COUNTER- MIRROR

CONDITION:

Appeared serviceable.

CABINET - DRAWER

CONDITION:

Appeared serviceable.

CONDITION OF TOILET:

The toilet responded properly when tested and was serviceable.

TUB/SHOWER PLUMBING

FIXTURES:

Appeared serviceable.

TUB/SHOWER CONDITION:

The general condition appeared serviceable with the exception of the following: There was no door and/or curtain installed for the shower. Correction is recommended to prevent possible damage from occurring (See the structural pest control report for further recommendations and repairs).

BATHROOM MAINTENANCE:

Caulking around the tub/shower (especially at the floor line) needs to be examined periodically and renewed at the first signs of failure to help avoid possible water damage. Any voids in the grout (at the joints) in tile should also be corrected to help avoid water penetration and possible damage from occurring.

VENTILATION:

The window and ventilation fan responded properly when tested.

ELECTRICAL:

The outlet in the bathroom area was a GFCI protected outlet and responded properly when tested. Ground-fault interrupter devices are designed to protect against accidental shock.

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines, water supply and gas valves serving laundry machines are inspected, but are not operated. Water supply valves may be subject to leaking if turned. Water supply valves should be checked for leakage by the buyer/seller as part of the final walk-thru of the property before the close of escrow, especially if the laundry appliances have removed and replaced during the move-in/move-out process. We highly recommend removal and cleaning of the dryer vent line at least once a year. The build up of lint in the dryer lines is the cause of hundreds of house fires per year. Cleaning the vent pipe can significantly reduce the risk of a fire. Gas piping for clothes dryers is often disconnected from the clothes dryer if the dryer is removed/replaced during the transfer of property ownership. Although this gas piping may be terminated with a manual shut-off valve, it presents a fire hazard if it is not properly terminated with an end-cap to prevent a gas leak as a result of the gas valve becoming inadvertently left open, and should be checked as part of the final walk-thru.

LAUNDRY:

WIRING:

The 120 volt outlet appeared serviceable and responded properly when tested.

PLUMBING:

General condition appeared serviceable with the exception of the following: There was a non-standard plumbing configuration for the drain waste and venting (standpipe) behind the washing machine. Correction is recommended. The standpipe should have a 2" inch diameter equipped with a P-trap. In addition, the standpipe should have a minimum of 18" inches and maximum of 30" inches above the trap and the trap should be installed 6" inches above the laundry room floor and no more than 18" inches.

GAS:

Gas service pipe was provided and appeared serviceable.

CLOTHES DRYER

DISCHARGE DUCT:

Appeared serviceable where visible.

ELECTRICAL:

There did not appear to be GFCI outlets installed in the laundry room. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. Although GFCI outlets may not have been a requirement when the unit/house was built, we recommend upgrading for safety.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The paint on the walls is not tested for the presence of lead based paint. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Window flashings are not usually visible, therefore their condition cannot be reported on. Inspection of window coverings is outside of the scope of our inspection. Check with owners for further information. Fireplaces (if applicable) should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. As of July 1, 2011 All single family homes and owner or tenant-occupied structures that have fossil fuel burning appliances in California need to be equipped with Carbon Monoxide Detectors.

FRONT ENTRYWAY DOOR:

CONDITION:

General condition appeared serviceable with the exception of the following: The door rubbed on the door jamb. Correction is recommended for proper operation and safety.

INTERIOR DOORS

CONDITION:

A representative sample of the interior doors were inspected and tested. The interior doors that were tested responded properly and appeared in serviceable condition.

CLOSET DOORS:

CONDITION:

Appeared serviceable.

FRENCH DOORS:

LOCATION:

Rear sitting room.

CONDITION:

Appeared serviceable.

WINDOWS:

TYPE:

Dual Pane.

CONDITION:

A representative sampling of the windows were inspected and tested for proper operation. The windows that were tested operated properly and appeared in serviceable condition. However, dual glazed windows have a vacuum seal between the panes. When the seal is broken they may cloud or have condensation between the glass. It is difficult at times, and unattainable to locate all dual pane windows that may have a broken seal. Therefore, while we are looking for broken seals we make no guarantees in finding or identifying all or any of them.

A representative sampling was inspected and tested for function. The windows were generally operational except for the following: One or more of the bedroom windows does not meet current egress standards (may have been acceptable practice at the time of construction). Escape or rescue windows need to have a minimum net clearance area of 5.0 square feet. The minimum operable height should be at least 24" inches and the minimum net clear operable width should be 20" inches. When windows are provided as a means of escape or rescue, they should have a finished sill height not more than 44 " inches from the floor.

WALLS:

MATERIAL & CONDITION:

Drywall and plaster board with wood framing, General condition appeared serviceable. Some minor cracks were noted (especially around the door and window openings) and these appear typical of minor seasonal shifting and common of normal expansion and contraction of the building materials.

CEILINGS:

TYPE & CONDITION:

Drywall and plaster board with wood framing. General condition appeared serviceable. Some minor cracks were noted and these appear typical of minor seasonal shifting and common of normal expansion and contraction of the building materials.

FLOORS:

TYPE AND CONDITION:

Wall-to-wall carpet and hardwood. The floor coverings were in functional condition in general with indications of normal wear.

Areas of the interior flooring were slightly uneven. However, this condition does not appear to have any adverse effect. Generally 1" inch in 20' lineal feet is considered an acceptable difference of floor elevation in the building industry (although not code). For further detailed information and possible repairs and an accurate measure of the floor level (topographic floor survey) consult with the appropriate licensed contractor.

SMOKE DETECTORS:

COMMENTS:

A smoke detector was located in the hallway area. However, it was not tested, and should be checked before assuming occupancy. If the house has been remodeled or built new since Aug. 1992 (California Health & Safety Code 13111). There needs to be a detector in each sleeping room and at a point centrally located within the corridor.

CARBON MONOXIDE DETECTOR:

CONDITION:

There did not appear to be a carbon monoxide detector installed within the house. As of July 1, 2011 All single family homes and structures (owner or tenant occupied) that have fossil fuel burning appliances need to be equipped with Carbon Monoxide Detectors. We recommend the installation of a carbon monoxide detector for safety.

CEILING FANS:

CONDITION:

Appeared serviceable.

LIVING ROOM FIREPLACE:

LOCATION:

Living room.

TYPE:

Wood burning.

CONDITION:

There were cracks noted to the firebrick in the fireplace. In addition, there was evidence of creosote buildup that needs to be cleaned. Consult with a licensed fireplace contractor for further evaluation and to perform repairs as needed.

NOTE:

The inspection of the fireplace is a visual inspection of the readily visible components and is not a warranty or guarantee that the fireplace is properly installed/constructed. A complete inspection by a qualified licensed fireplace contractor is recommended prior to the sale and/or purchase of the property.

DOOR / SCREEN

CONDITION:

Appeared serviceable.

DAMPER CONDITION:

Appeared serviceable.

HEARTH CONDITION:

Appeared serviceable.

GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

Detached. Two car parking bays.

FLOOR:

CONDITION:

Common cracks were noted on the floor of the garage. These cracks do not appear structurally significant. Visibility of the floor was limited by stored items in the garage.

WALLS/CEILING:

WALL CONDITION:

Appeared serviceable where visible.

CEILING CONDITION:

Appeared serviceable where visible.

VEHICLE DOOR(S):

TYPE AND CONDITION:

Roll-up type. Appeared serviceable.

AUTOMATIC OPENER

CONDITION:

None. We recommend installing a door opener to the garage door, that is equipped with an automatic safety reverse mechanism. In the event the door is blocked, it is designed to reverse directions to prevent possible injury from occurring.

GARAGE EXTERIOR DOOR:

CONDITION:

General condition appeared serviceable with the exception of the following: There was no bottom support for the metal door threshold. Correction is recommended.



GARAGE EXTERIOR:

MATERIAL:

Wood siding.

SIDING CONDITION:

General condition appeared serviceable with the exception of the following: We recommend sealing the gaps (at the joints) to the wood siding with a flexible caulking material (at the rear of the garage) to prevent possible moisture intrusion from occurring.

GARAGE ELECTRICAL:

CONDITION:

There did not appear to be GFCI outlets installed in the garage. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. Although GFCI outlets may not have been a requirement when the garage was built, we recommend upgrading for safety.

For safe building practices, all electrical wiring in the garage area below 7' feet needs to be installed in rigid conduit or protectively covered to prevent accidental contact or possible mechanical damage from occurring.

ATTIC

The roof framing, attic space, ventilation, and thermal insulation are inspected for type, function, general condition and quality, and any defects. Any visible duct work, electrical wiring, water supply and drain line plumbing are also inspected. Some attic spaces have low clearance and deep thermal insulation build-up that prevent entry by the inspector. These attics are inspected from the access opening only, view of the components in these attics types is limited or completely concealed from view, and the conditions of these components are disclaimed from the inspection. Electric attic fans that are thermostatically controlled are not tested as the air temperature inside the attic is often below the temperature on the thermostat control; preventing operation of the fan.

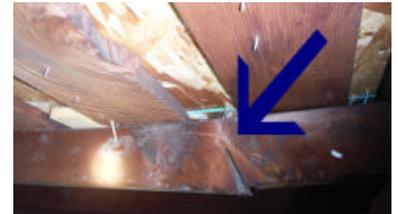
ATTIC AND INSULATION:

ACCESSIBILITY:

The attic was examined from the access opening only, located in the master bedroom. The visible framing components of the attic were examined (where readily accessible) for evidence of visible damage, and or other adverse conditions.

ROOF FRAMING TYPE, SIZE & CONDITION:

2"x4" Rafters and 2"x4" joist. General condition appeared serviceable with the exception of the following: There was a cracked 2"x4" rafter in the attic, above the rear sitting room area. Correction is recommended. Consult with the appropriate licensed contractor for further evaluation and repairs.



ROOF DECKING (SHEATHING) TYPE & CONDITION:

Skip sheathing. Solid Oriented Strand Board (OSB). Appeared serviceable where visible.

VENTILATION:

General condition appeared serviceable with the exception of the following: There were one or more broken eaves vents around the house. We recommend having the vents repaired or replaced, to prevent any unwanted pest from entering the attic area and possibly causing damage.

INSULATION TYPE AND CONDITION:

Fiberglass. Appeared serviceable.

NOTE:

The vapor barrier for the insulation should be installed towards the heated side of the home (Check the manufactures installation specification).

INSULATION DEPTH:

6 1/2 inches.

FOUNDATION

Foundation components are comprised of concrete footings, stem-walls, piers, and/or concrete slabs. These components are visually inspected where accessible for proper function, age, and defects. Areas of the foundation that are concealed from view are disclaimed from the the inspection and report. Determination of the structural adequacy of the foundation is beyond the scope of the inspection. Inspectors observations take into account building standards and conventions at the time of original construction. Older buildings may lack some or all seismic reinforcing systems that are now standard and typical in newer buildings. The concrete components may have curing cracks that are generally of no significance structurally. All concrete develop some degree of cracking as part of the normal drying (shrinking) process. Larger cracks and other indications of unusual movement can be structurally significant and should be inspected for further evaluation by a structural engineer, foundation specialist, and/or a geo-technical engineer. Exterior grading around the building should be configured to divert roof water run-off and landscape surface drainage away from the foundation.

Areas, systems, and components of the property are described as in serviceable condition unless otherwise noted in the report. Serviceable = Effectively functioning and/or functioning for the purpose as intended by design and/or installed as per manufacturer's installation specifications and/or installed as per building standards.

FOUNDATION:

DOOR LOCATION:

The access hatch opening for the crawlspace was located .

ACCESSIBILITY:

Crawl space was fully accessible. Clearance between the crawlspace soil and the floor framing was adequate.

CRAWL SPACE CONDITION:

There was evidence of prior moisture in the crawl space area (efflorescence on the walls, but no damp soil or standing water was observed, and the soil was dry at the time of the inspection). This moisture (if present) needs to be controlled for long term stability of the foundation. If further detailed information is needed, consult with a licensed drainage contractor to advise for possible corrections that may help reduce or eliminate site moisture.

FOUNDATION - TYPE:

Poured concrete perimeter stemwall system with interior concrete piers and girders.

FOUNDATION CONDITION:

Overall the foundation appeared in serviceable condition. There were some small (less then 1/8" inch) vertical cracks noted (typical), but no visible evidence of any damage to the with the exception of the following: There were one or more 1/4" inch +/- vertical and diagonal crack(s) noted to the foundation wall, located bellow the front left house (these cracks may be candidates for an epoxy injection and/or steel reinforcement cage). We recommend consulting with a licensed foundation contractor for further evaluation, and to determine the extent of repairs.

FOUNDATION BOLTS /

BRACING:

Anchor-bolts (metal bolts that secure the wood framing of the structure to the concrete foundation) were installed and appeared serviceable. The importance of anchor-bolts is to reduce the potential for movement during seismic activity.

VENTILATION:

Foundation vent openings were installed. Sub-area ventilation appeared adequate.

GIRDER CONDITION:

Wood 4"x6". Appeared serviceable where visible.

SUB-FLOOR TYPE AND

CONDITION:

Woodboard. Appeared serviceable.

INSULATION CONDITION:

No insulation was installed on the sub-floor below the home. Although it may not have been a requirement to have insulation on the sub-floor at the time the house was built, an upgrade for better heat retention would be to install sub floor insulation.

RIM JOIST/MUDSILL

CONDITION:

Appeared serviceable where visible.

FLOOR JOISTS CONDITION:

Wood 2"x8", Appeared serviceable where visible.

POST/PIER CONDITION:

General condition appeared serviceable with the exception of the following: The pier-blocks were set directly on grade (were not installed on concrete footing pads). The pier-block configurations may have been standard at the time when the house

was built, but does not conform to current building standards, and we recommend upgrading with concrete footing pads for improved long term structural stability.

NOTE:

There was damage noted to a few of the wooden supports below the addition, when viewed from the access opening in the crawl space. Correction is recommended (See the structural pest control report for further information and repairs).

OTHER OBSERVATIONS:

The crawl space area below the addition was not checked (sleeper floor type foundation system). Any information provided will be as a courtesy only. We recommend checking with the local building department or current owner to verify any approved set of building plans, to insure the addition was constructed in conformance with the plans by the local building department and/or engineer on record.

Inspection Report Summary

Address: 821 Alice Avenue Mountain View, CA 94041
Date: 05/21/2014

The below listed items were observed as not in proper working condition, and in need of repair or replacement. **Some comment items have supporting photographs imported into the Detailed Report for your review.** The report summary page is provided as a courtesy for quicker access to the information within the inspection report. It is not intended as a substitute for reading the detailed inspection report. The report reflects the condition of the property on the day of the inspection only.

It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to the close of escrow. Further evaluation prior to the release of the inspection contingency is recommended so a licensed professional can further evaluate and inspect the remainder of the system or component for additional concerns that may be outside of the scope of our inspection. Please call our office for any clarifications or further questions.

This property inspection report is not valid without a signed inspection agreement by both parties. Both parties being buyer/seller and inspector.

SAFETY/DEFICIENT ITEMS:

The following items are in need of upgrade and further evaluation and repair by qualified tradespeople.

GROUND

WALKWAYS:

CONDITION:

1. General condition appeared serviceable with the exception of the following: Due to the difference of elevation from the front walkway to the driveway (front left side), caution needs to be exercised in this area as this may create a potential tripping hazard. An upgrade (for safety) would be to have this corrected.

EXTERIOR

LIVING ROOM FIREPLACE CHIMNEY:

SPARK ARRESTER/CAP CONDITION:

2. No spark arrester or weather cap was present. This is a fire/safety hazard. We recommend installing a listed spark arrester to all chimneys that burn solid fuel.

3.

ELECTRICAL

MAIN ELECTRICAL SERVICE:

TYPE AND CONDITION:

4. Overhead. General condition appeared serviceable with the exception of the following: The incoming electrical service drops are lower than current industry standards (may have been acceptable practise at the time of construction). Current industry standards require a minimum of 18" inches above the top of the roof and at least 10' feet from a walkway and/or grade, to prevent possible accidental contact or mechanical damage from occurring. For safety, correction is recommended. Consult with a licensed electrical contractor and/or PG&E for

further evaluation and corrective repairs.

ELECTRICAL MAIN PANEL:

MAIN PANEL CONDITIONS:

5. General condition appeared serviceable with the exception of the following: There was one or more double tapped single pole circuit breaker(s) in the panel box. We recommend having this corrected, as this condition may lead to circuit overloading and/or overheating.

NOTE:

6. The main disconnect and panel are undersized for current industry standards (may have been acceptable practise at the time of construction). An upgrade would be to have this corrected. To meet today's modern household needs, single family dwellings where the computed load is 10kVA or more should have a minimum of 100 amp 3-wire service. Consult with a licensed electrician for further evaluation and repairs as needed.

INTERIOR WIRING:

WIRING NOTES:

7. For safety, all electrical wiring in habitable areas needs to be protectively covered or concealed in wall space, to prevent accidental contact and/or possible mechanical damage from occurring.

8. The electrical outlets in the bedrooms were not Arc Fault Circuit Interrupter (AFCI) protected. Although AFCI protected electrical outlets were not conventional at the time of original construction, they are required by current standards. An upgrade (for safety) is to install (AFCIs) Arc-Fault Circuit interrupters, as they are designed to provide fire protection by opening the circuit if an arc fault is detected.

9. Some of the original 120 volt type electrical outlets were un grounding (2-prong) type. These electrical outlets are recommended to be replaced with grounding (3-prong) type electrical outlets on grounding (3-wire) type electrical circuits as a safety upgrade and for improved electrical appliance convenience.

10. There was one/or more ungrounded three prong electrical wall outlets on ungrounding (2-wire) type electrical circuit located within the house, master bedroom. These outlets are recommended to be upgraded with grounding (3-wire) type electrical circuits with grounding (3-prong) type electrical outlets for an improved safety enhancement.) type electrical outlets for an improved safety enhancement.

EXTERIOR WIRING:

GFCI OUTLETS:

11. There were no GFCI outlets installed at the exterior. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. Although GFCI outlets may not have been a requirement when this house was built, we recommend upgrading for safety.

LIGHT CONDITION:

12. A representative sampling of switches and lights were tested. General condition appeared serviceable with the exception of the following: We recommend sealing around the exterior light fixtures to prevent possible moisture intrusion.

ATTIC AND/OR CRAWLSPACE WIRING:

ATTIC WIRING CONDITION:

13. The general condition appears serviceable with the exception of the following: There was loose electrical wiring observed at various locations. The wiring should be properly fastened, at intervals not exceeding 4 1/2 feet and within 12" inches of a box or listed fitting.

14. There was an unsafe electrical wiring method (running splice) observed in the attic, located above master bedroom area. We recommend having this corrected, for safety and to prevent possible mechanical damage from occurring. All splices need to take place in a junction box or listed fitting.

NOTE:

15. There was Knob and Tube electrical wiring visible in the attic area. This type of electrical wiring should not be enveloped in any insulation. In addition, Knob and Tube electrical wiring is ungrounded, and is considered an outdated type electrical wiring, was standard at the time when the house was built, but does not conform to current building industry standards, and we recommend upgrading with non metallic sheathed cable for safety.

CRAWLSPACE WIRING NOTES:

16. The general condition appears serviceable with the exception of the following: There was loose and exposed electrical wiring (220-V cable) which did not terminate inside a junction box in the sub area, located below the front and rear of the house. For safety, correction is recommended.

SUB-PANEL 1:

CONDITION:

17. General condition appeared serviceable with the exception of the following: There was an open knock-out and/or missing bushing inside the sub panel box. For safety, correction is recommended.

SUB-PANEL 2:

CONDITION:

18. General condition appeared serviceable with the exception of the following: There was no ground wire from the grounding electrode (UFER ground) to the metal panel. Correction is recommended. Consult with a licensed electrician for further evaluation and repairs as needed.

HVAC

HEATING SYSTEM #1 CONDITION:

19. There was no spark guard installed for the furnace. For safety, correction is recommended.

RETURN AIR REGISTER:

20. Appeared serviceable.

PLUMBING

FUEL SYSTEM & SHUT OFF LOCATION:

CONDITION:

21. General condition appeared serviceable with the exception of the following: We recommend installing a automatic safety shut-off valve and/or an earthquake safety wrench at the gas meter, so in the event of an emergency the gas can be shut-off quickly.

WATER HEATER:

22. There was no visible sediment trap installed at the gas connection for the water heater. An upgrade would be to have this corrected. A sediment trap is designed to prevent any debris in the gas line before it reaches the gas control for the appliance. The sediment trap should be installed on the gas line as close to the inlet of the equipment as practical.

COMBUSTION AIR:

23. There was no visible source of combustion air vent in the water heater closet, a condition that is a safety hazard. Correction is recommended. When located in a closet, combustion air must be provided at a minimum of two openings (one at the top and one at the bottom of the closet) sized at least 100 square inches each opening.

CLOSET CONDITION:

24. The door for the water heater closet is not weather stripped. The closet door should be fully weather stripped and airtight when closed, for safety.

LAUNDRY

LAUNDRY:

ELECTRICAL:

25. There did not appear to be GFCI outlets installed in the laundry room. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. Although GFCI outlets may not have been a requirement when the unit/house was built, we recommend upgrading for safety.

INTERIOR

FRONT ENTRYWAY DOOR:

CONDITION:

26. General condition appeared serviceable with the exception of the following: The door rubbed on the door jamb. Correction is recommended for proper operation and safety.

WINDOWS:

27. A representative sampling was inspected and tested for function. The windows were generally operational except for the following: One or more of the bedroom windows does not meet current egress standards (may have been acceptable practice at the time of construction). Escape or rescue windows need to have a minimum net clearance area of 5.0 square feet. The minimum operable height should be at least 24" inches and the minimum net clear operable width should be 20" inches. When windows are provided as a means of escape or rescue, they should have a finished sill height not more than 44 " inches from the floor.

SMOKE DETECTORS:

COMMENTS:

28. A smoke detector was located in the hallway area. However, it was not tested, and should be checked before assuming occupancy. If the house has been remodeled or built new since Aug. 1992 (California Health & Safety Code 13111). There needs to be a detector in each sleeping room and at a point centrally located within the corridor.

CARBON MONOXIDE DETECTOR:

CONDITION:

29. There did not appear to be a carbon monoxide detector installed within the house. As of July 1, 2011 All single family homes and structures (owner or tenant occupied) that have fossil fuel burning appliances need to be equipped with Carbon Monoxide Detectors. We recommend the installation of a carbon monoxide detector for safety.

LIVING ROOM FIREPLACE:

CONDITION:

30. There were cracks noted to the firebrick in the fireplace. In addition, there was evidence of creosote buildup that needs to be cleaned. Consult with a licensed fireplace contractor for further evaluation and to perform repairs as needed.

GARAGE

VEHICLE DOOR(S):

AUTOMATIC OPENER CONDITION:

31. None. We recommend installing a door opener to the garage door, that is equipped with an automatic safety reverse mechanism. In the event the door is blocked, it is designed to reverse directions to prevent possible injury from occurring.

GARAGE ELECTRICAL:

CONDITION:

32. There did not appear to be GFCI outlets installed in the garage. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. Although GFCI outlets may not have been a requirement when the garage was built, we recommend upgrading for safety.

33. For safe building practices, all electrical wiring in the garage area below 7' feet needs to be installed in rigid conduit or protectively covered to prevent accidental contact or possible mechanical damage from occurring.

FOUNDATION

FOUNDATION:

POST/PIER CONDITION:

34. General condition appeared serviceable with the exception of the following: The pier-blocks were set directly on grade (were not installed on concrete footing pads). The pier-block configurations may have been standard at the time when the house was built, but does not conform to current building standards, and we recommend upgrading with concrete footing pads for improved long term structural stability.

HABITABILITY / SECURITY DEFICIENT ITEMS:

The following items are in need of upgrade and/or repair or replacement.

GROUNDS

DRIVEWAY:

CONDITION:

1. General condition appeared serviceable with the exception of the following: There was heaving and deterioration (cracks) to sections of the concrete driveway (primarily on the front

right driveway). As water is absorbed under the driveway the ground will expand and contract with changes in the water content, causing cracks. We recommend having the driveway repaired and sealing any cracks to prevent settling and damage from occurring. Consult with a qualified licensed contractor for more extensive corrective recommendations and repairs.

EXTERIOR

LIVING ROOM FIREPLACE CHIMNEY:

CONDITION:

2. There was evidence of movement to the masonry chimney when pressure was applied (broken). In addition, there cracks and/or voids to the exterior brick below the shoulder. Recommend correction. Consult with a licensed masonry contractor for further evaluation of the chimney, to determine the extent of repairs and/or replacement as needed.

PLUMBING

MAIN WATER SUPPLY LINE AND SHUT OFF LOCATION:

WATER PRESSURE:

3. The water pressure tested at approximately 90-95 PSI, which is considered excessive water pressure. 40-60 PSI is considered adequate and safe water pressure. A pressure regulator is recommended to be installed on the main water supply piping to prevent rapid wear or the plumbing components.

WATER HEATER:

PLUMBING:

4. The general condition appeared serviceable with the exception of the following: There was leakage noted atop the water heater tank (fitting/ flexline connection). Correction is recommended.
5. The discharge pipe for the water heater's temperature pressure relief valve terminated in the sub area. We recommend correction and installing the discharge pipe to drain to the exterior of the house 6" above grade or to an indirect waste receptor.
6. There were dissimilar water piping connections (copper-to-galvanized tee) above the water heater tank. We recommend installing a dielectric union or 6" inch brass fitting, between the two metals to prevent possible electrolysis from taking place.

KITCHEN - APPLIANCES

KITCHEN SINK PLUMBING:

CONDITION:

7. The general condition appeared serviceable with the exception of the following: There was a non-standard plumbing configuration, no directional fitting and double P-trap below the sink area. If both sinks drain at the same time it may be possible that water from the second drain may block the vent when the first drain finishes and this may create a dry trap. Each fixture should have a separate trap (one trap per trap arm). Consult with a licensed plumber for further evaluation and repairs.

LAUNDRY

LAUNDRY:

PLUMBING:

8. General condition appeared serviceable with the exception of the following: There was a non-standard plumbing configuration for the drain waste and venting (standpipe) behind the washing machine. Correction is recommended. The standpipe should have a 2" inch diameter equipped with a P-trap. In addition, the standpipe should have a minimum of 18" inches and maximum of 30" inches above the trap and the trap should be installed 6" inches above the laundry room floor and no more than 18" inches.

FOUNDATION

FOUNDATION:

FOUNDATION CONDITION:

9. Overall the foundation appeared in serviceable condition. There were some small (less than 1/8" inch) vertical cracks noted (typical), but no visible evidence of any damage to the wall with the exception of the following: There were one or more 1/4" inch +/- vertical and diagonal crack(s) noted to the foundation wall, located below the front left house (these cracks may be candidates for an epoxy injection and/or steel reinforcement cage). We recommend consulting with a licensed foundation contractor for further evaluation, and to determine the extent of repairs.

NOTE:

10. There was damage noted to a few of the wooden supports below the addition, when viewed from the access opening in the crawl space. Correction is recommended (See the structural pest control report for further information and repairs).

OTHER MINOR DEFICIENT ITEMS:

The following items are noted in the report and should receive eventual attention. The majority of these deficiencies are the result of normal wear and/tear, or lack of regular preventative maintenance.

GROUNDS

GRADING AND DRAINAGE:

SITE CONDITIONS:

1. General condition appeared serviceable with the exception of the following: There was a faulty grade and/or earth to wood contact around the exterior at one or more locations (left rear of house/ and behind the detached garage). We recommend re-grading the soil, to prevent water from ponding in this area. The soil should be at least 6" inches below the sill plate and/or siding and the grade should slope at least 1/4" inch per foot away from the house.

EXTERIOR

WALLS:

STUCCO CONDITION:

2. The general condition appeared serviceable at the time of the inspection with the exception of the following: There were some small (less than 1/8 inch) cracks noted to the stucco, common to stucco and wood framing construction, and these cracks generally are not an indication of any structural deficiency. However, we recommend sealing the small cracks to the stucco with a flexible caulking material (especially above the door and window openings) to prevent possible moisture intrusion.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

3. The roof covering was an asphalt composition shingle installation and overall appears in serviceable condition. However, there were a few exposed roofing nails observed. Have a licensed roofing contractor re-inspect the roof covering, and perform routine maintenance and any repairs as needed.

RAIN GUTTERS & DOWNSPOUTS:

NOTE:

4. Trim back any overhanging tree branches from the roof area and clean debris from the interior of the gutters, and install downspout extensions (if applicable) for proper drainage control of the roof run-off water.

BATHROOMS

HALL BATHROOM:

TUB/SHOWER CONDITION:

5. The general condition appeared serviceable with the exception of the following: There was no door and/or curtain installed for the shower. Correction is recommended to prevent possible damage from occurring (See the structural pest control report for further recommendations and repairs).

BATHROOM MAINTENANCE:

6. Caulking around the tub/shower (especially at the floor line) needs to be examined periodically and renewed at the first signs of failure to help avoid possible water damage. Any voids in the grout (at the joints) in tile should also be corrected to help avoid water penetration and possible damage from occurring.

GARAGE

GARAGE EXTERIOR DOOR:

CONDITION:

7. General condition appeared serviceable with the exception of the following: There was no bottom support for the metal door threshold. Correction is recommended.

GARAGE EXTERIOR:

SIDING CONDITION:

8. General condition appeared serviceable with the exception of the following: We recommend sealing the gaps (at the joints) to the wood siding with a flexible caulking material (at the rear of the garage) to prevent possible moisture intrusion from occurring.

ATTIC

ATTIC AND INSULATION:

ROOF FRAMING TYPE, SIZE & CONDITION:

9. 2"x4" Rafters and 2"x4" joist. General condition appeared serviceable with the exception of the following: There was a cracked 2"x4" rafter in the attic, above the rear sitting room area. Correction is recommended. Consult with the appropriate licensed contractor for further evaluation and repairs.

VENTILATION:

10. General condition appeared serviceable with the exception of the following: There were one or more broken eaves vents around the house. We recommend having the vents repaired or replaced, to prevent any unwanted pest from entering the attic area and possibly causing damage.

Report: 821 Alice Avenue

Inspection Address: 821 Alice Avenue, Mountain View, CA 94041

Page 34

Date: May 21, 2014

FOUNDATION

FOUNDATION:

INSULATION CONDITION:

11. No insulation was installed on the sub-floor below the home. Although it may not have been a requirement to have insulation on the sub-floor at the time the house was built, an upgrade for better heat retention would be to install sub floor insulation.

